



barnard marcus

**Oakview House, The Woodfields, South Croydon CR2 0HE**

welcome to

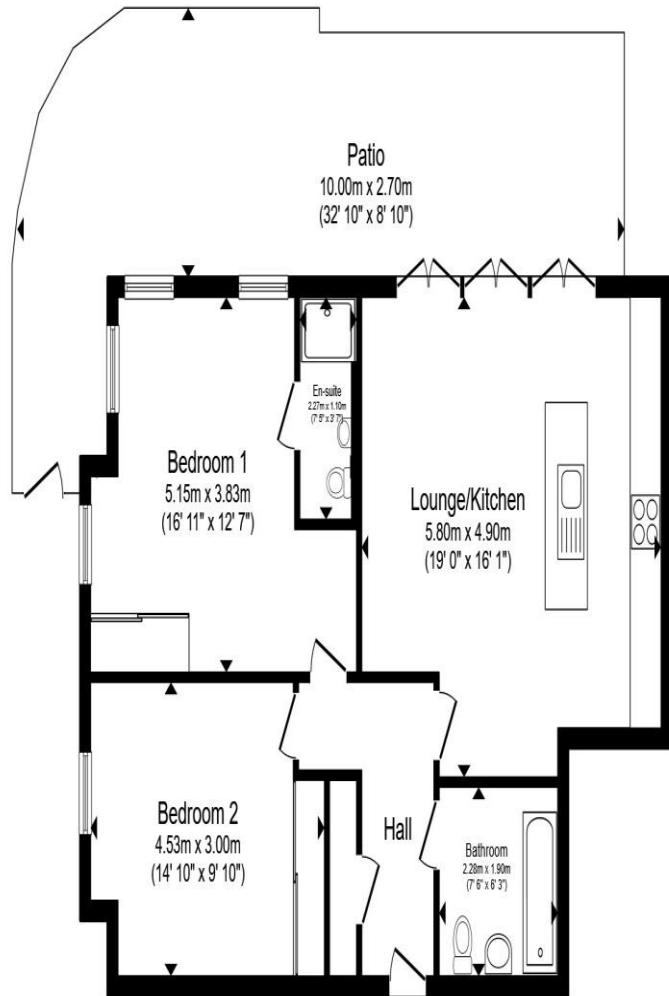
## Oakview House The Woodfields, South Croydon

***Modern & stylish ground floor  
apartment with private patio and  
allocated parking.***

This beautifully presented ground floor apartment was built in 2021 and offers a highly functional and stylish living space.

The layout comprises two spacious double bedrooms, and two modern bathrooms including an en-suite to the main bedroom plus fitted wardrobes, delivering excellent convenience and comfort. The open-plan kitchen and living area creates a bright, sociable environment perfect for everyday living and entertaining, while a generous private patio extends your living space outdoors. Residents also benefit from access to a communal garden and an allocated parking space, combining low-maintenance outdoor space with practical amenities.





**Floor Plan**

Total floor area 70.2 m<sup>2</sup> (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Situated in a sought-after part of Sanderstead, The Woodfields enjoys the charm of a leafy residential street within easy reach of local amenities. The location is well served by a range of respected primary and secondary schools close by, making it a great choice for families or future-proof living. The neighbourhood itself combines the tranquillity of suburban living with proximity to vibrant town centres and a variety of cafés, shops and services located on Sanderstead's local parade.

For transport, regular bus routes run nearby and several rail stations such as Riddlesdown, Sanderstead and Purley Oaks are within easy reach, providing direct links into central London and beyond - ideal for commuters and city-bound travel.

welcome to

## Oakview House The Woodfields, South Croydon

- Ground Floor Apartment - Built in 2021
- Two Double Bedrooms
- Two Bathrooms (One En-suite)
- Open Plan Kitchen/Living
- Private Patio

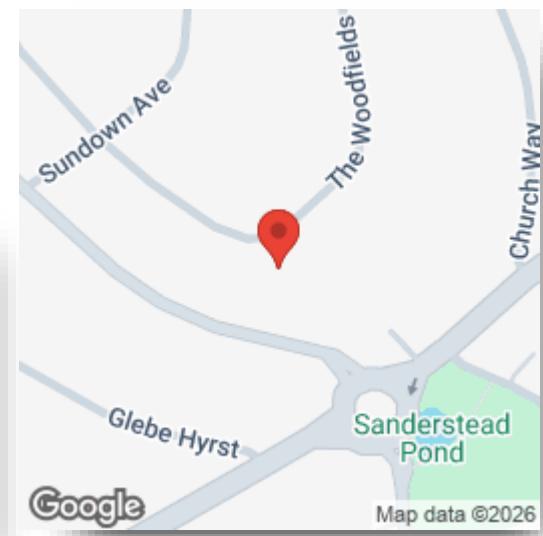
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 123 years from 21 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £460,000



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Property Ref:  
SAN107960 - 0004



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